

134.0

0003

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,128,200 / 1,128,200

USE VALUE: 1,128,200 / 1,128,200

ASSESSED: 1,128,200 / 1,128,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
96		CHURCHILL AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: CHA JANG-HO &	
Owner 2: HAYES-CHA JANICE	
Owner 3:	

Street 1: 96 CHURCHILL AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: MC DONALD PHILIP A JR -

Owner 2: MC DONALD DONNA -

Street 1: 96 CHURCHILL AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 10,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Clapboard Exterior and 2591 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

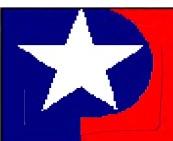
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10000		Sq. Ft.	Site		0	90.	0.72	10									648,000						648,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							10000.000		480,200				648,000		1,128,200						86285	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					08/09/16	

**USER DEFINED**

Prior Id # 1:	86285
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	00:45:12
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 134.0-0003-0004.0

Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date

2020	101	FV	480,200	0	10,000.	648,000	1,128,200	1,128,200	Year End Roll	12/18/2019
2019	101	FV	365,300	0	10,000.	684,000	1,049,300	1,049,300	Year End Roll	1/3/2019
2018	101	FV	365,300	0	10,000.	504,000	869,300	869,300	Year End Roll	12/20/2017
2017	101	FV	365,300	0	10,000.	482,400	847,700	847,700	Year End Roll	1/3/2017
2016	101	FV	323,800	0	10,000.	446,400	770,200	770,200	Year End	1/4/2016
2015	101	FV	308,700	0	10,000.	374,400	683,100	683,100	Year End Roll	12/11/2014
2014	101	FV	308,700	0	10,000.	365,800	674,500	674,500	Year End Roll	12/16/2013
2013	101	FV	308,700	0	10,000.	348,500	657,200	657,200		12/13/2012

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes

MC DONALD PHILI	64977-572		2/27/2015		900,000	No	No	
MC DONALD PHILI	26586-342		8/16/1996			No	No	A

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2019	1494	Wood Dec	24,650					
7/1/2015	842	Insulate	4,161		7/1/2015			Air sealing and in
3/27/2015	255	Manual	10,000					Additional work.
3/16/2015	243	Redo Kit	39,000					Remodel kitchen.

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/9/2016	Meas/Inspect	DGM	D Mann
8/9/2016	Permit Visit	DGM	D Mann
3/30/2016	SQ Returned	MM	Mary M
5/26/2015	Permit Insp	PC	PHIL C
11/17/2008	Meas/Inspect	336	PATRIOT
4/27/2000	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/5/1999	Measured	256	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

